073.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,700 / 823,700
					USE VALUE:	823,700 / 823,700
					ASSESSED:	823,700 / 823,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JING RUI
Owner 2:	GE HUI
Owner 3:	
Street 1:	70 ALBERT AVE
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	BRAUCHER ELIZABETH K -
Owner 2:	-
Street 1:	71 COLLEGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .232 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 2391 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10105.000	308,900	8,600	506,200	823,700
Total Card	0.232	308,900	8,600	506,200	823,700
Total Parcel	0.232	308,900	8,600	506,200	823,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.57 /Parcel: 344.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46505
GIS Ref
GIS Ref
Insp Date 11/06/18

Parcel ID 073.0-0003-0003.0

!6174!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,900	8600	10,105.	506,200	823,700		Year end	12/23/2021
2021	101	FV	298,300	8600	10,105.	506,200	813,100		Year End Roll	12/10/2020
2020	101	FV	298,300	8600	10,105.	506,200	813,100	813,100	Year End Roll	12/18/2019
2019	101	FV	241,600	9000	10,105.	513,400	764,000	764,000	Year End Roll	1/3/2019
2018	101	FV	241,600	9000	10,105.	383,300	633,900	633,900	Year End Roll	12/20/2017
2017	101	FV	241,600	9000	10,105.	347,100	597,700	597,700	Year End Roll	1/3/2017
2016	101	FV	241,600	9000	10,105.	332,600	583,200	583,200	Year End	1/4/2016
2015	101	FV	240,400	9200	10,105.	282,000	531,600	531,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:26:44

LAST REV

Date	Time
10/17/19	15:26:45
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6174

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAUCHER ELIZAB	53678-329		10/15/2009		481,000	No	No		
	16061-201		3/1/1985		166,000	No	No		Y

USER DEFINED

Prior Id # 1:	46505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2011	68	Add Bath	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	Mail Update	JO	Jenny O
11/6/2018	MEAS&NOTICE	BS	Barbara S
12/8/2008	Meas/Inspect	336	PATRIOT
10/15/1999	Meas/Inspect	266	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10105		Sq. Ft.	Site		0	70.	0.72	5									506,208						506,200	

Total AC/HA:	0.23198	Total SF/SM:	10105	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	506,208	Spl Credit		Total:	506,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98284173
Adj $ / SQ:	132.684
Other Features:	113339
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379515
Depreciation:	70590
Depreciated Total:	308925

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

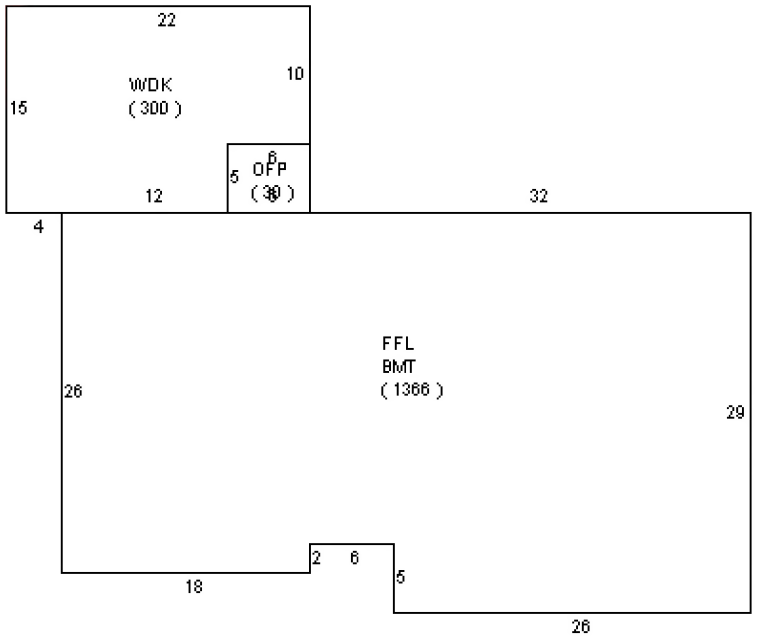
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	132.68
Special Features:	0	Val/Su Net:	100.88
Final Total:	308900	Val/Su SzAd	226.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,366	59.210	80,881
FFL	First Floor	1,366	132.680	181,246
WDK	Deck	300	9.170	2,752
OFP	Open Porch	30	43.250	1,297

Net Sketched Area:	3,062	Total:	266,176
Size Ad	1366	Gross Area	3062	FinArea	2391
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						
10	Pool-Conc.	D	Y	1	16X32	A	AV	1995	20.88	T	19.2	101			8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Featues:		Total:	8,600

IMAGE

AssessPro Patriot Properties, Inc